

General Plan 4-Year Review Task Force Meeting #6

July 30, 2020

<https://sanjoseca.zoom.us/j/96768691667>

Call In Number
1-877-853-5257

Meeting ID:
967 6869 1667

For access assistance, email: GeneralPlanStaff@sanjoseca.gov



*Planning, Building and
Code Enforcement*

Agenda Items 1 & 2: Agenda & Approval of Meeting Synopses

Envision 2040 General Plan 4-Year Review

Agenda

1. Welcome & Agenda Overview
2. Approval of February and June TF Meeting Synopses
3. Recap & Refinements to Opportunity Housing
4. Task Force Discussion & Public Comment
5. Task Force Recommendation
6. Meeting Adjourned: Fill out virtual meeting survey!



Agenda Item 3: Recap & Refinements to Opportunity Housing

Envision 2040 General Plan 4-Year Review

Scope of Work

Explore allowing single-family parcels currently designated “Residential Neighborhood” to redevelop to 2-4 units per parcel with the following parameters from the outset:

- a. Limit to parcels **proximate to transit-oriented Urban Villages** or **immediately adjacent to residential parcels with existing medium-density** building types, e.g., duplexes or triplexes.
- b. Develop a set of design guidelines that would maintain current allowed heights and keep setbacks comparable to existing single-family homes to ensure development would be well integrated into neighborhoods.
- c. Allow flexibility on the number of units allowed per parcel that would vary based on the lot size, location, and other factors.
- d. Clarify that any redevelopment remains within the discretion of the property owner.
- e. Specify that this would be sensitive to historic neighborhoods.
- f. Validate that opportunity housing projects are cost effective.



Scope of Work

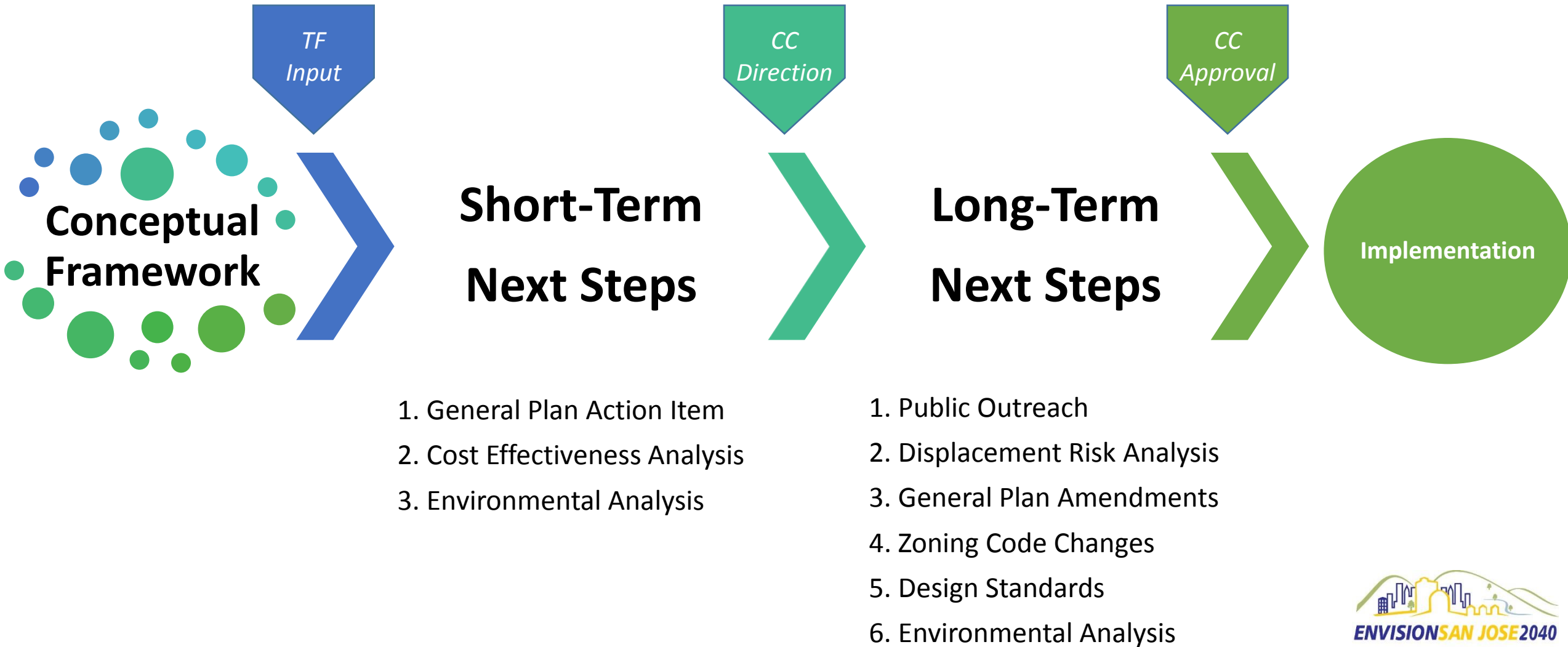
*“...there remains a need for medium density "opportunity housing" that includes duplexes, triplexes, or fourplexes. Other major cities including Portland, Seattle, Minneapolis, and Vancouver have made, or are considering, similar changes. As we have seen recently with the increase in construction of Accessory Dwelling Units (ADUs) citywide following the changes made last summer, there is a clear demand for this type of housing. In our creation of Urban Village plans throughout the City, there is a constant challenge in **finding the right balance in transitioning from high-density Urban Villages to low-density single-family home neighborhoods**. By allowing medium-density adjacent to Urban Villages, it would provide a more gradual transition.”*



What do we already allow?

- Accessory Dwelling Unit (ADU) Ordinance already allows up to 3 units on a typical single family lot
 - In compliance with State Law
 - One main home
 - 1 detached/attached ADU
 - 1 Junior ADU
- Opportunity Housing would allow 1 additional unit, but on a larger building footprint

Process



Conceptual Framework

1. Fall within the Opportunity Housing Overlay, generally defined by a half-mile walkshed from transit corridors and stations in transit oriented Urban Villages.
2. Share a property line with a property with a Mixed-Use Neighborhood, Urban Village, Transit Residential, Urban Residential, or Downtown General Plan land use designation, or with existing residential development with greater than two units where residential uses are allowed, if they fall outside of the Opportunity Housing Overlay.
3. Are not qualifying properties under the Apartment Rent Ordinance.
4. Have not been occupied by renters within the last seven years.
5. Have had no units that were withdrawn from the market on the site through the Ellis Act Ordinance in the last 15 years.
6. Adaptively reuse structures that are on or are eligible for inclusion on the City of San José's Historic Resources Inventory.
7. Are for purchase or limited to long-term rentals (90 days or more).*

*=new

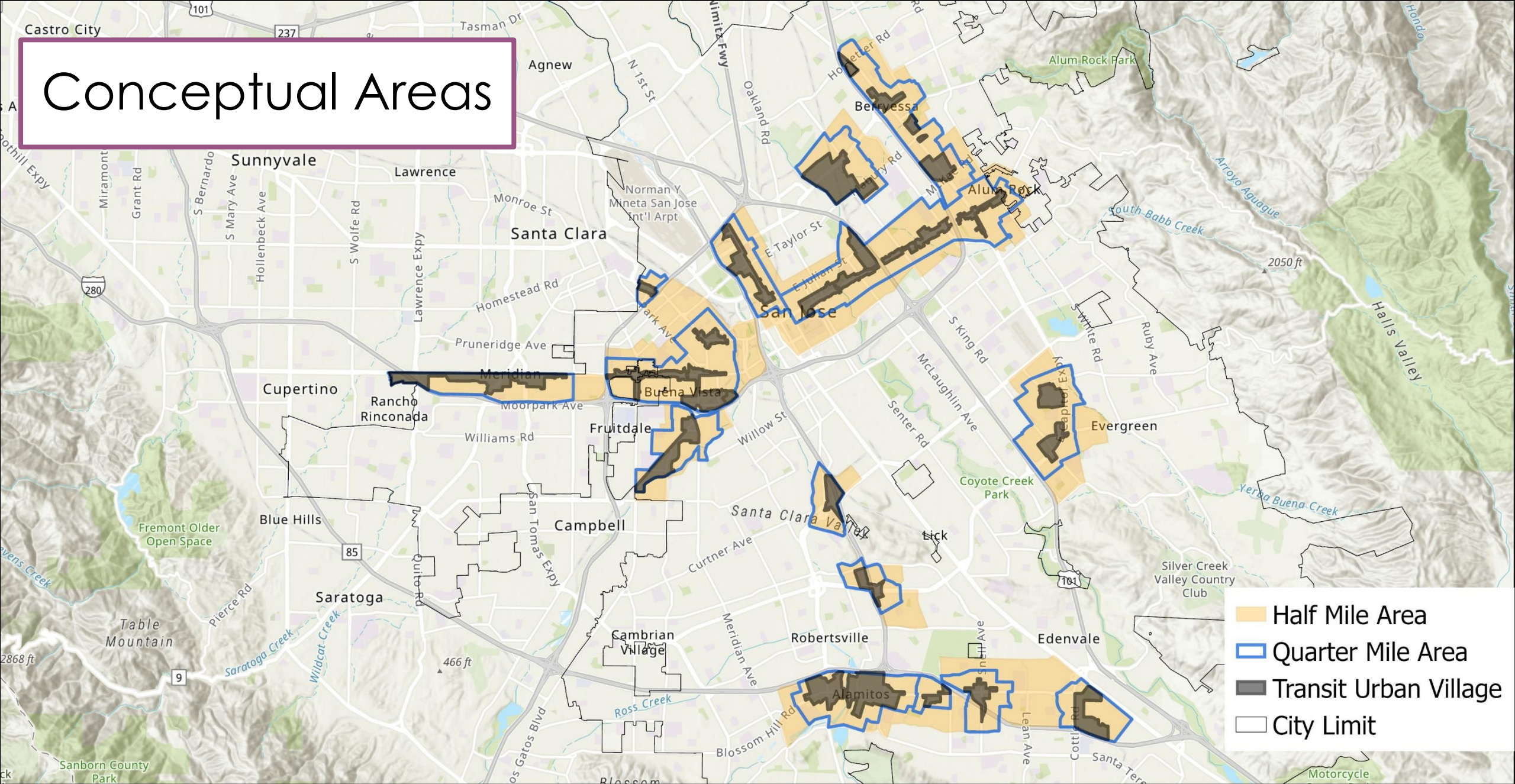
Refinements

Refinements	Prior	Current
Policy Type	Only policy text	Land use overlay + policy text
Base Methodology	Straight radius “as the crow flies”	Walkshed
Point of Origin	Transit Urban Village boundary	Transit corridor/rail stations within Transit Urban Villages
Boundaries & Barriers	None considered (mid-block cutoff ok)	Streets, freeways, creeks, etc. considered (whole blocks)

Results

	Half-Mile Scenario	Quarter-Mile Scenario
Meet TOD Criteria	26,000	15,000
Outside of TOD Criteria	4,000	5,000
TOTAL Sites	30,000	20,000

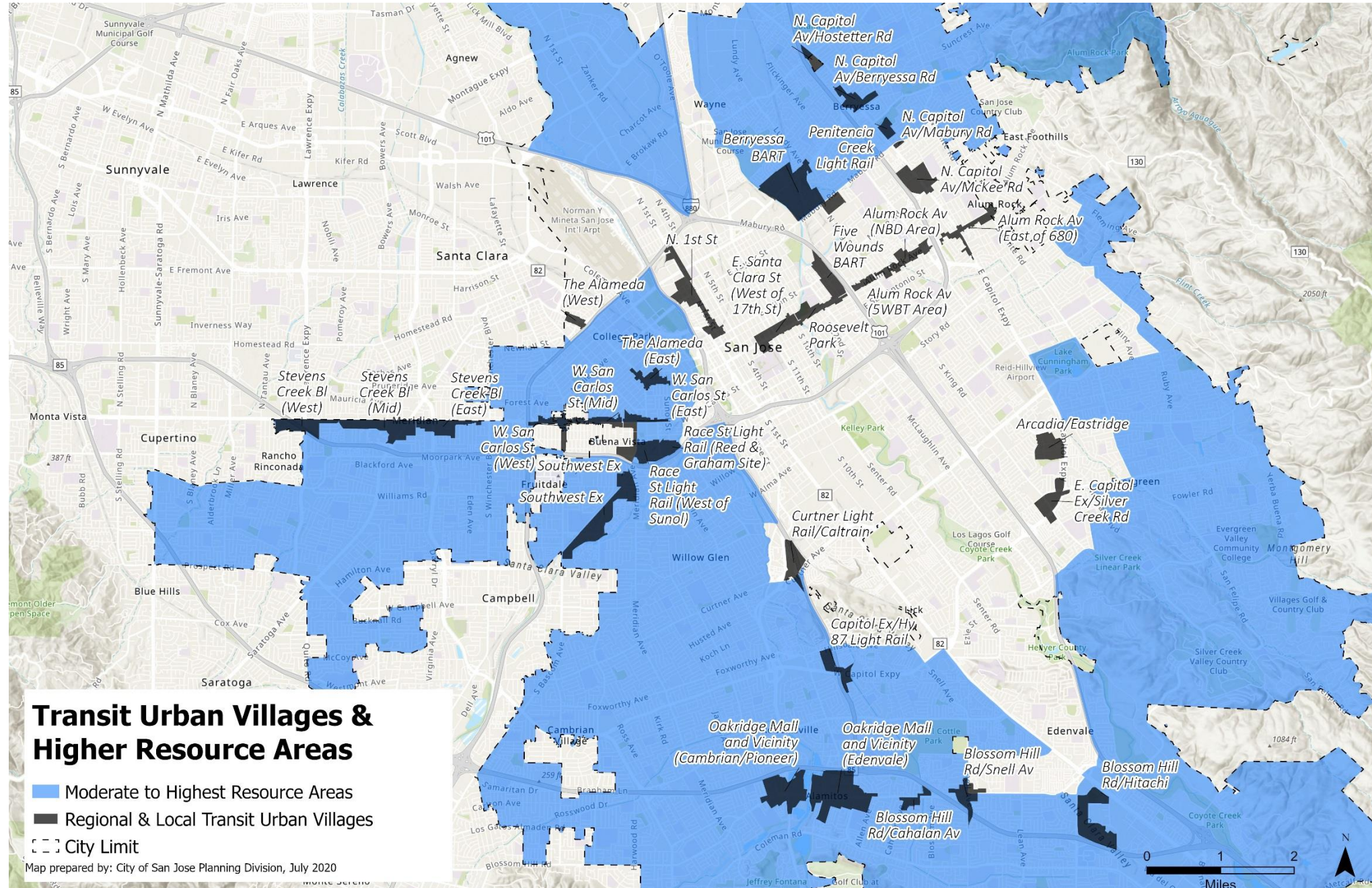
Conceptual Areas



- Half Mile Area
- Quarter Mile Area
- Transit Urban Village
- City Limit

Equity & Displacement

- Disadvantaged communities located near Transit Urban Villages (e.g., East San Jose)
- Higher Resource Areas are generally further away from Transit Urban Villages
 - Half-mile area: 59% in higher resource areas
 - Quarter-mile area: 54% in higher resource areas
- Limiting opportunity housing closer to Transit Urban Villages
 - Reduces opportunities in Higher Resource Areas
 - Puts more pressure on lower income communities



Equity & Displacement

- Displacement Risk Analysis planned work item in long-term action plan
 - Specific to San Jose – finer grain analysis
 - Identify areas at risk for displacement
 - Identify mitigating strategies specific to Opportunity Housing to minimize displacement
- Explore an affordable housing incentive
 - Specific to San Jose
 - Cost Effectiveness Study to inform the incentive for feasibility
 - Example: Portland's floor-area-ratio bonuses if a project provides 1 affordable housing unit at moderate income (80% of median income)
- Limiting opportunity housing to purchase/long term rental to preserve more affordable housing stock

Pending State Laws

- **SB-1120:** Allow duplexes and lot splits (two equal sized lots of no less than 1,200 square feet) **citywide** in any single-family zoning district.
- **SB-902:** Cities may adopt zoning that allows up to 10 units per parcel, if in a transit-rich area, a jobs-rich area, or an urban infill site.
- **AB-3040:** Single-family homes would count as part of the Regional Housing Need Allocation (RHNA) inventory if four dwelling units are allowed by-right.



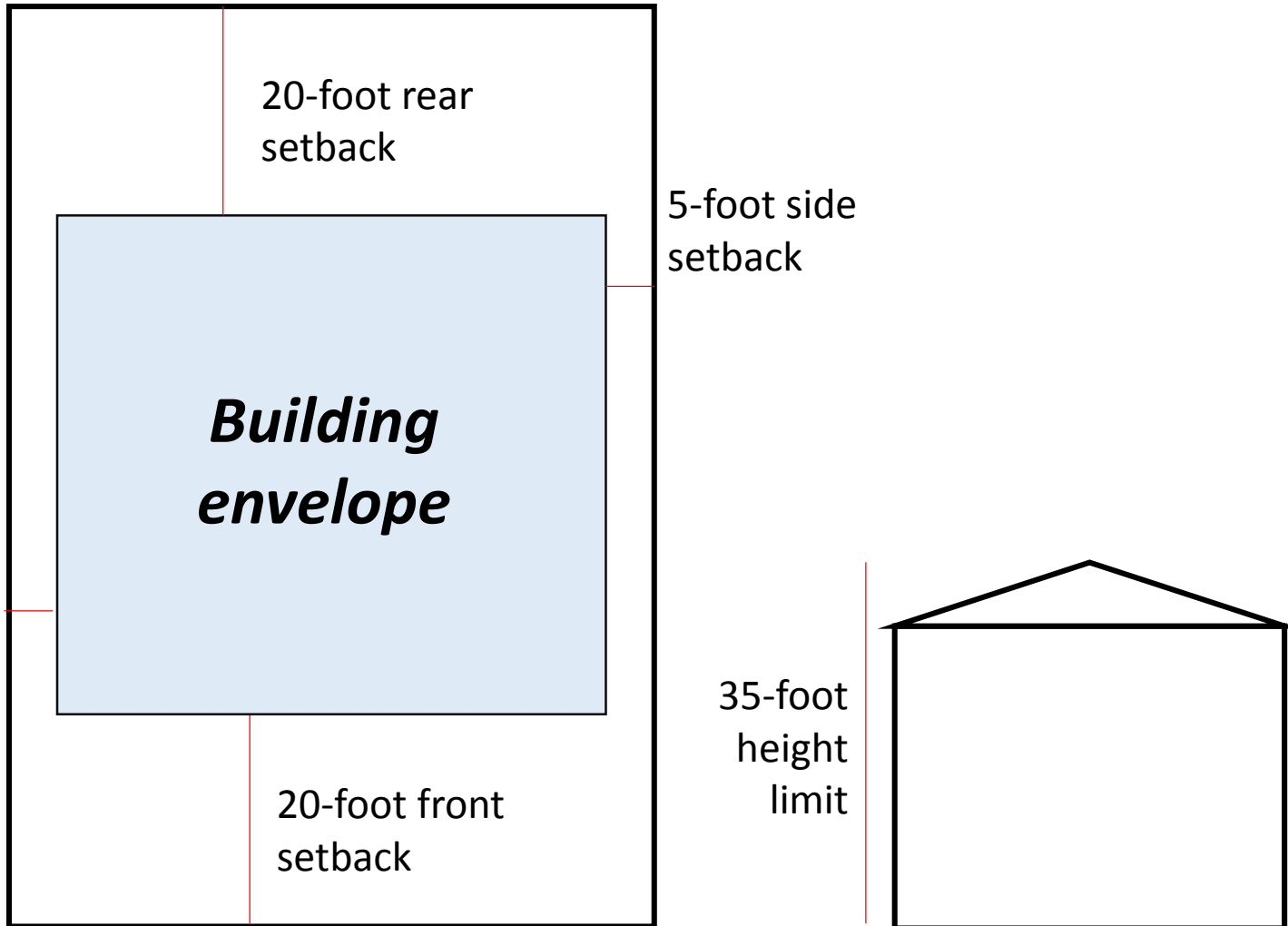
Case Studies

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Example 1

- Your property meets the TOD criteria and you would like to renovate your single family home into a duplex...
 - Land Use Designation: Residential Neighborhood
 - Zoning: R-1-8

Example 1



Under Opportunity Housing:

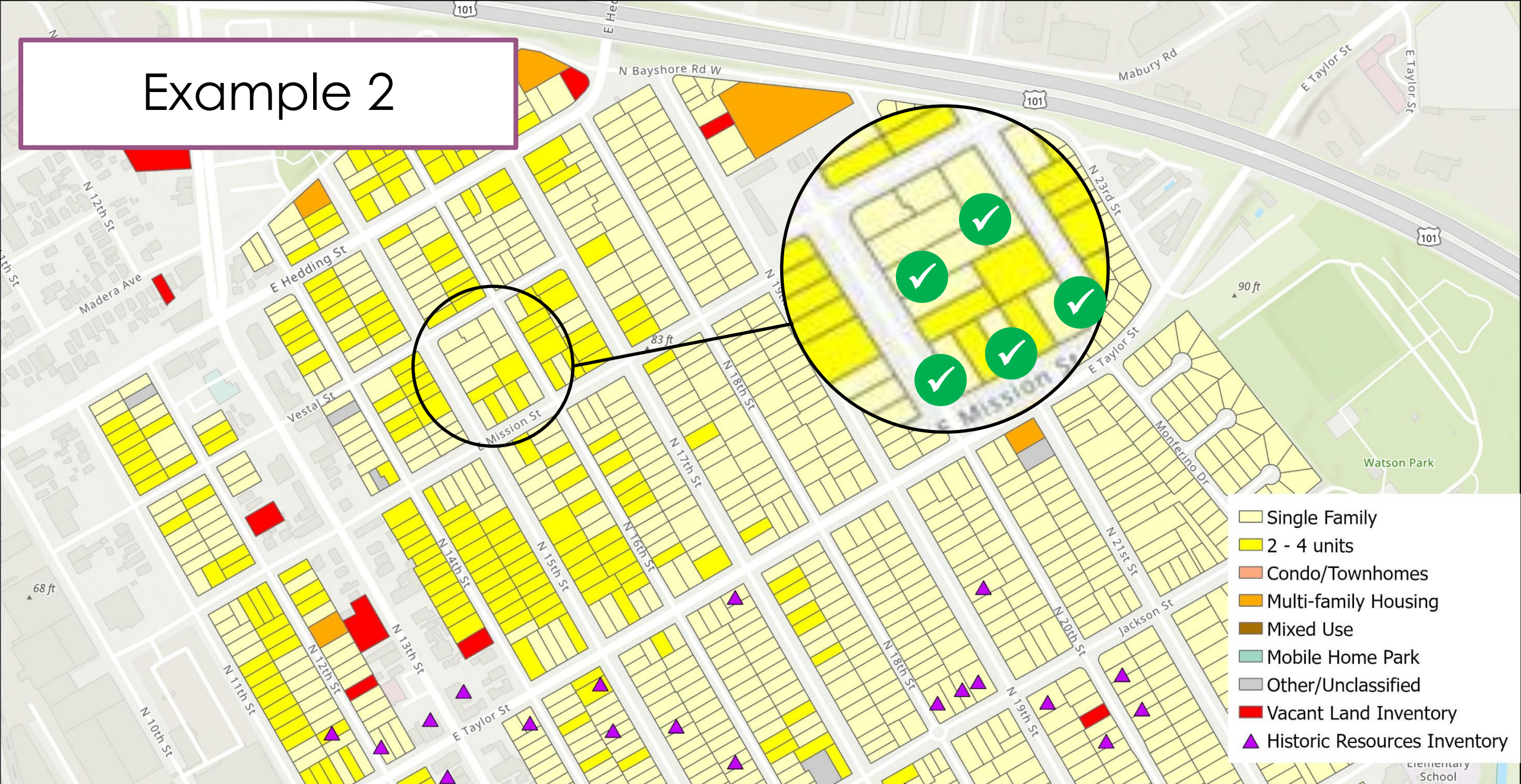
- Build your duplex within the envelope established in the revised Zoning Code
- You could theoretically build up to 4 units within the same envelope

Example 2

- Your property is **outside** the TOD area and you would like to renovate your single family home into a duplex...
 - Land Use Designation: Residential Neighborhood
 - Zoning: R-1-8



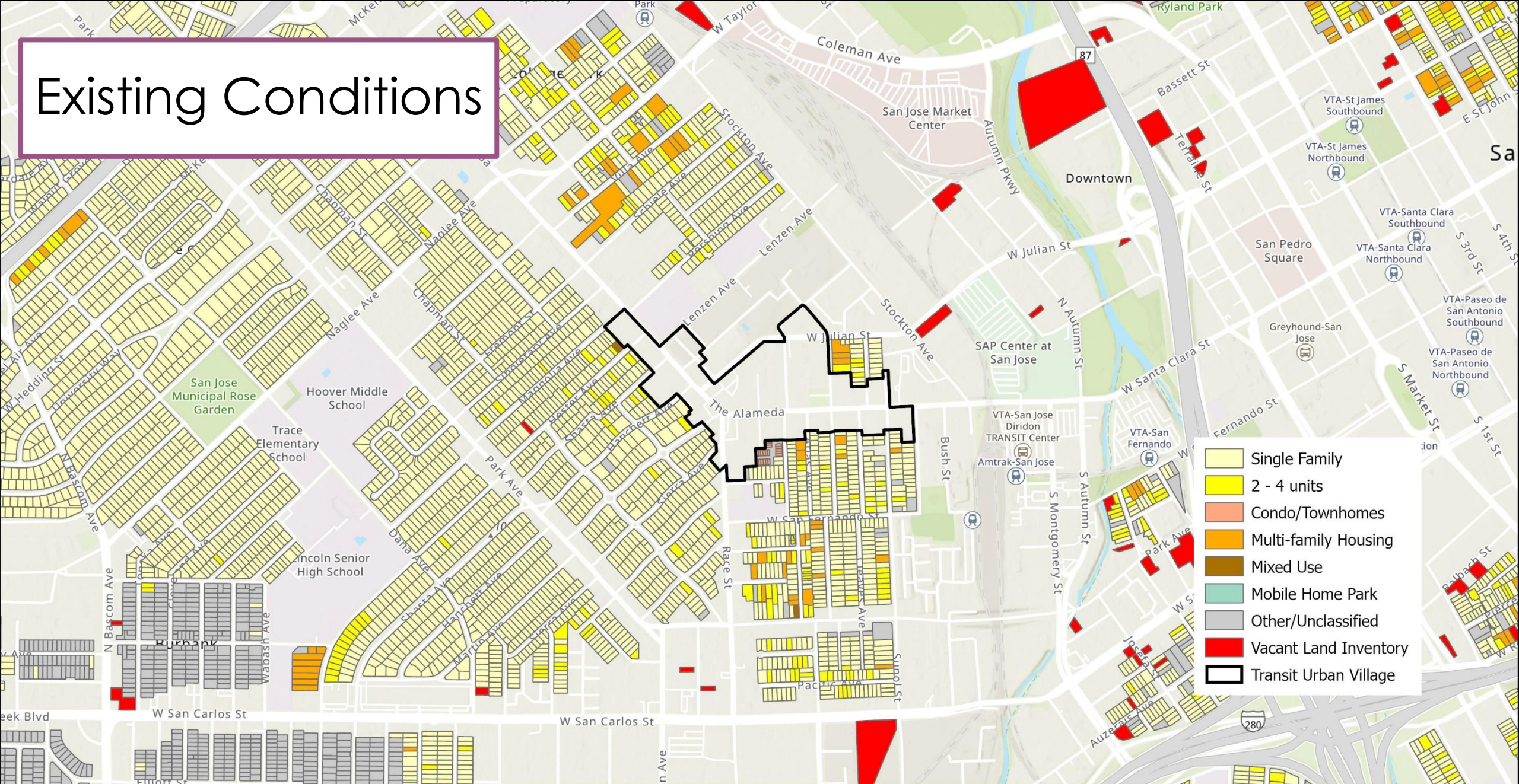
Example 2



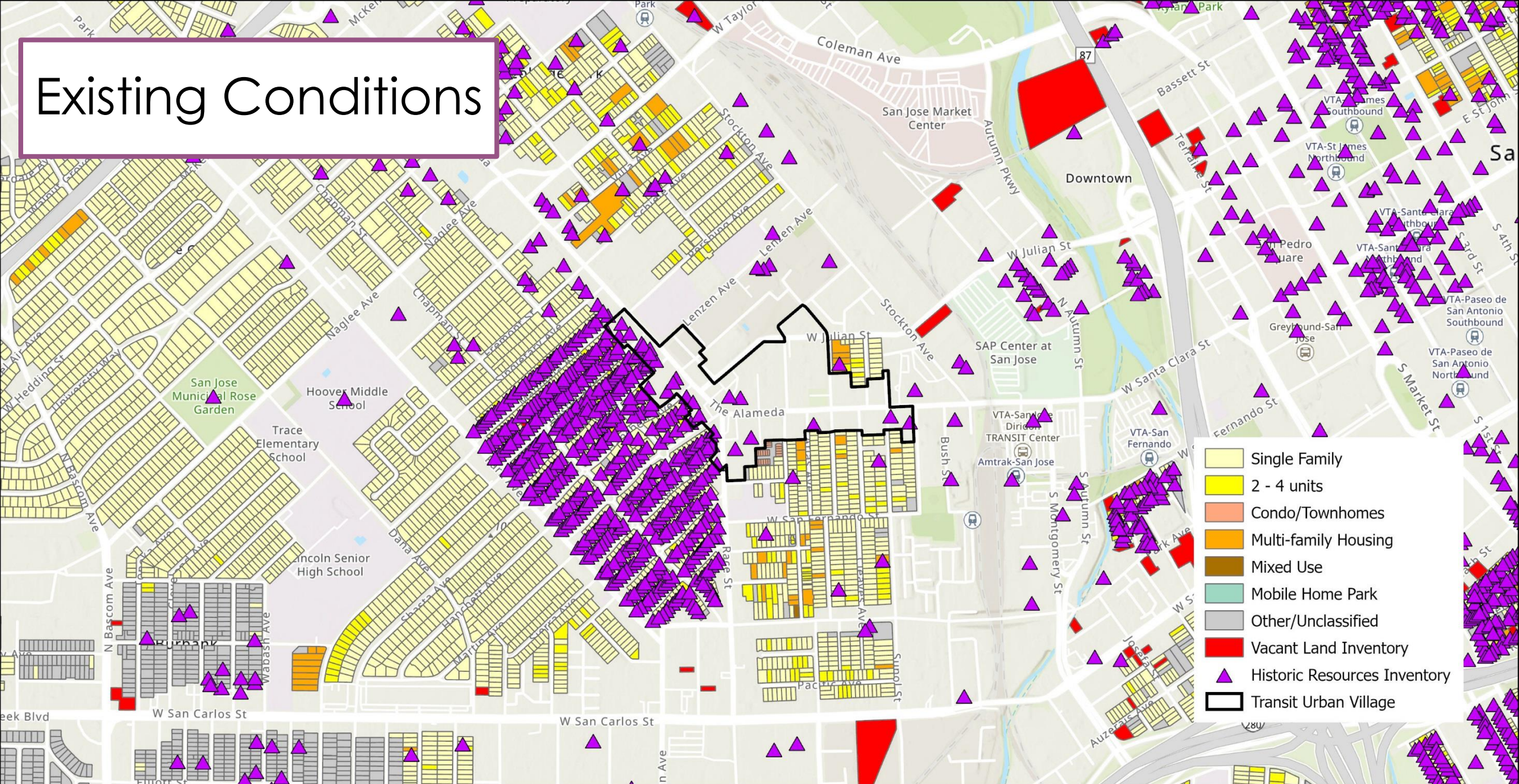
Case Study A: The Alameda (East)

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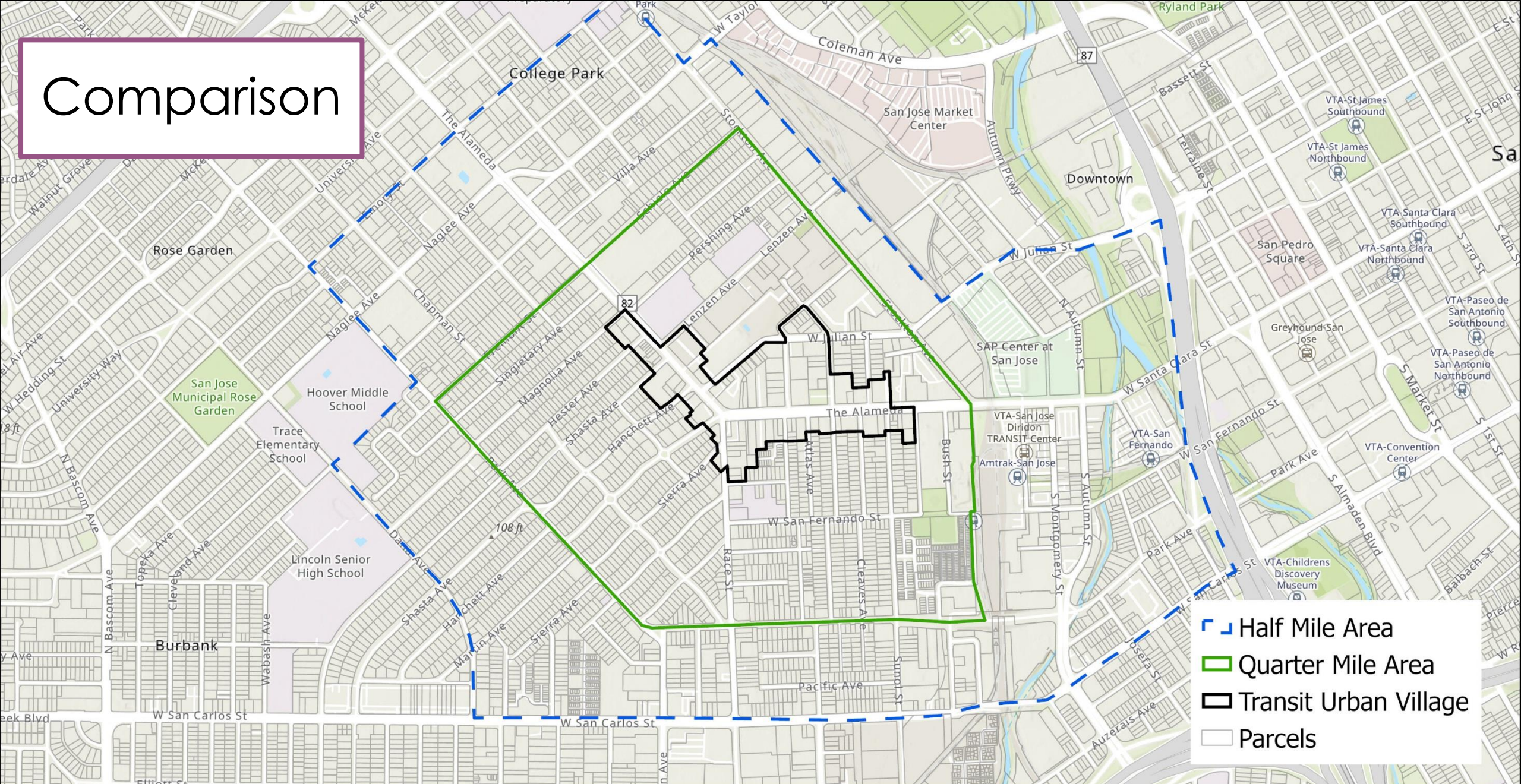
Existing Conditions



Existing Conditions

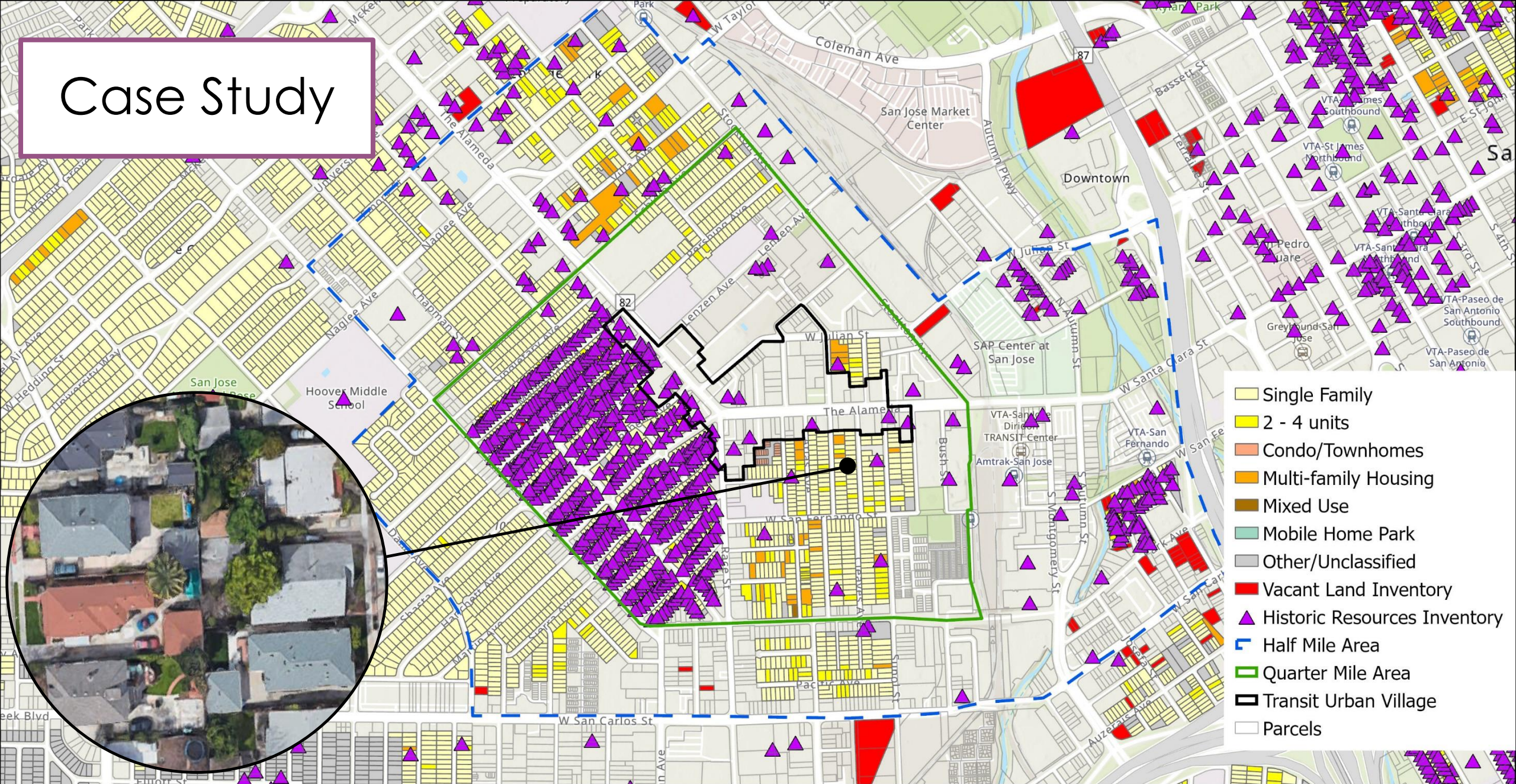


Comparison



- Half Mile Area
- Quarter Mile Area
- Transit Urban Village
- Parcels

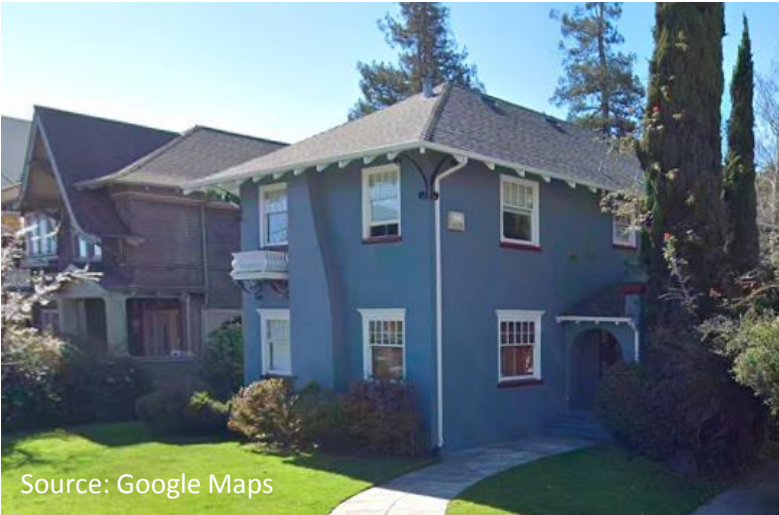
Case Study



Existing Neighborhood



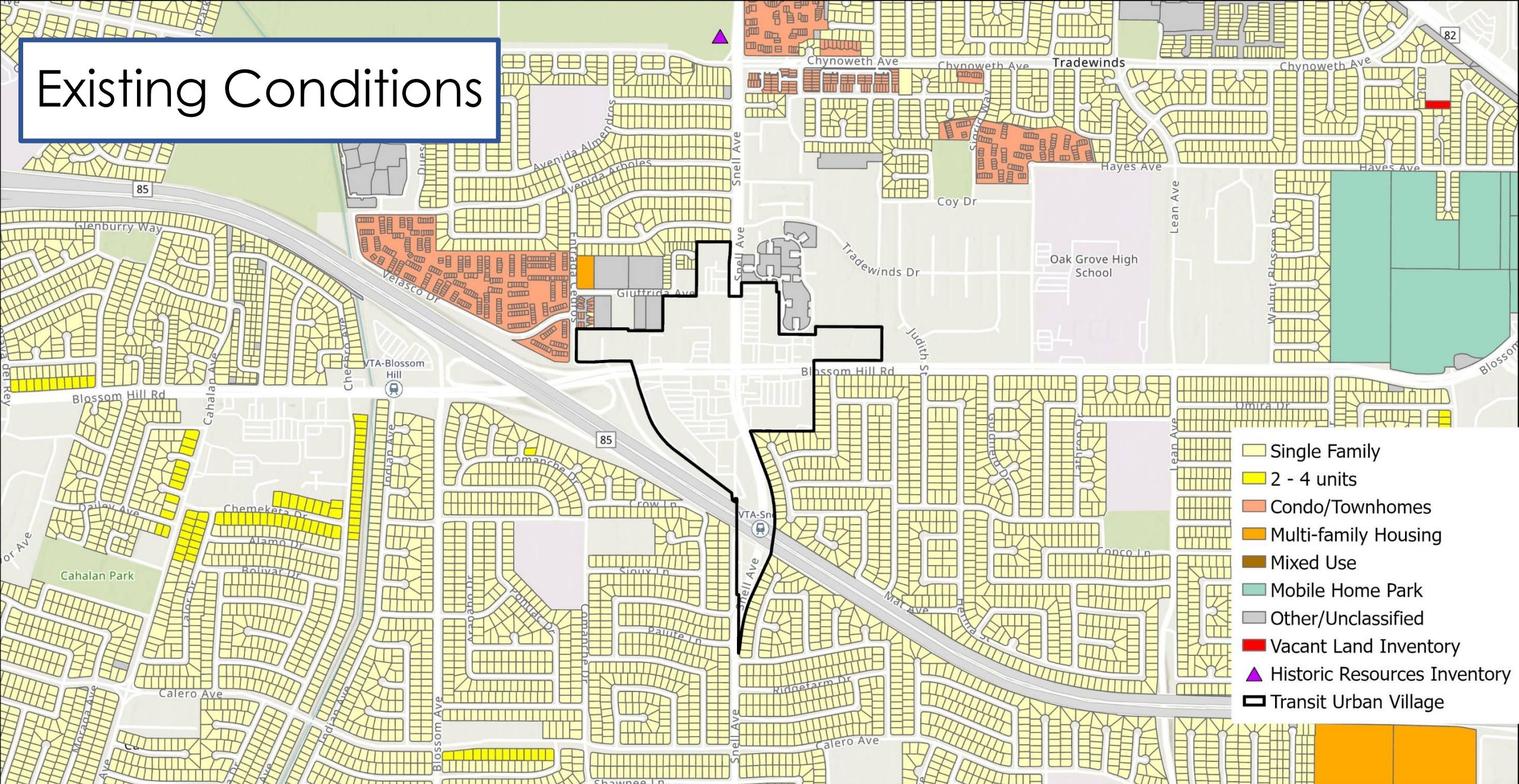
Examples of Opp Housing Types



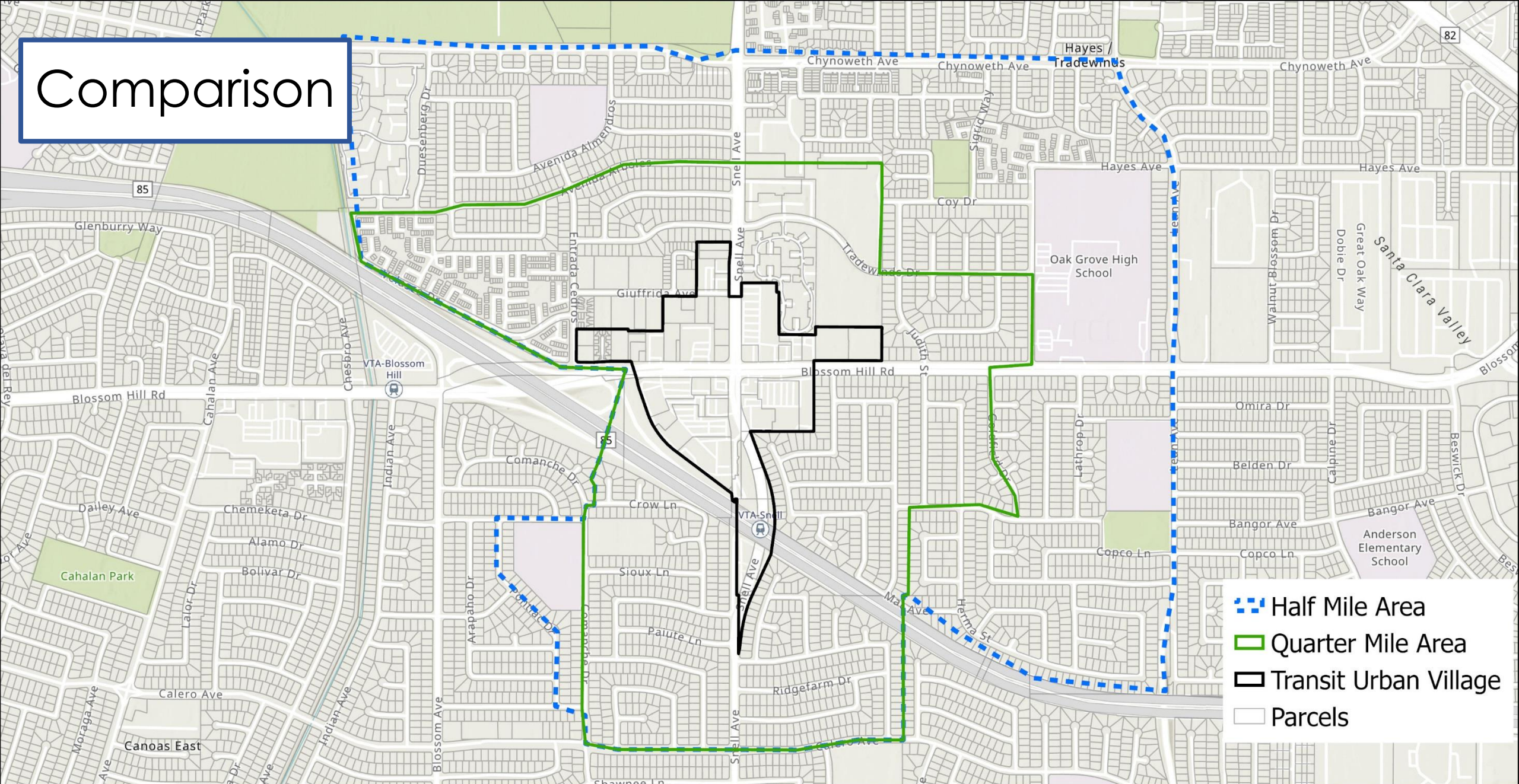
Case Study B: Blossom Hill/ Snell

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Existing Conditions

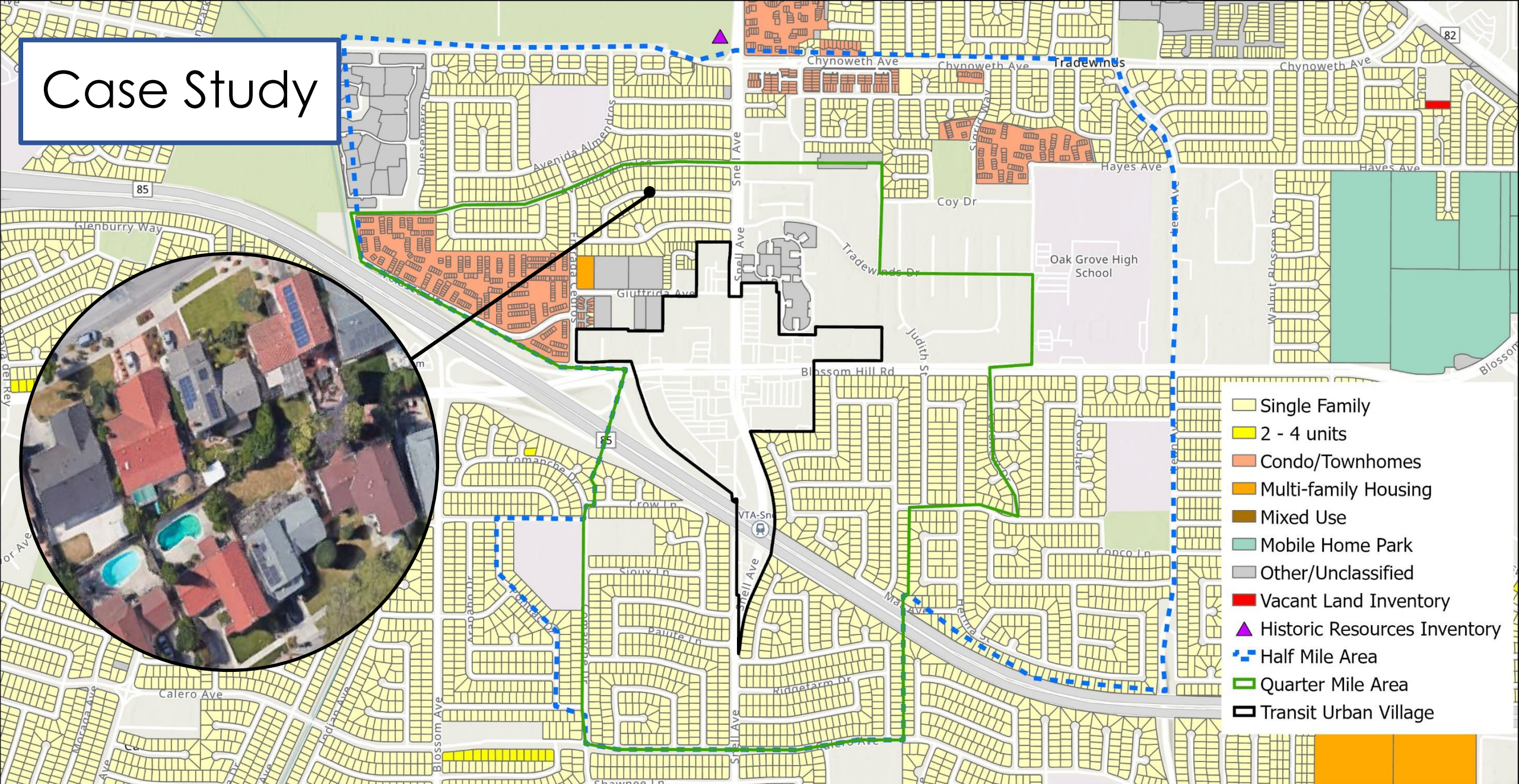


Comparison



- Half Mile Area
- Quarter Mile Area
- Transit Urban Village
- Parcels

Case Study



Existing Neighborhood



Examples of Opp Housing Types



Source: Portland Residential Infill Project



Source: Google Maps

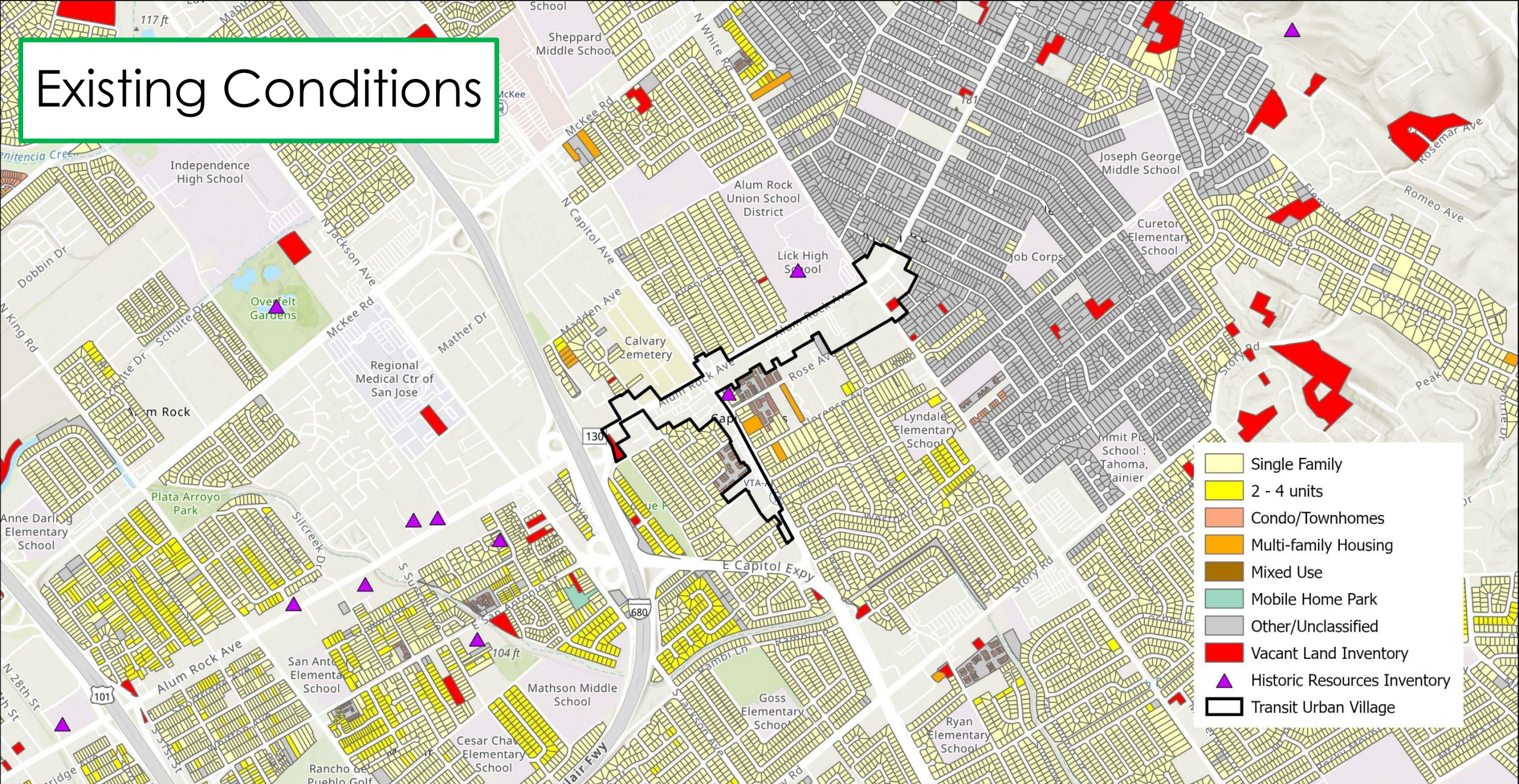


Source: Mayberry Workshop

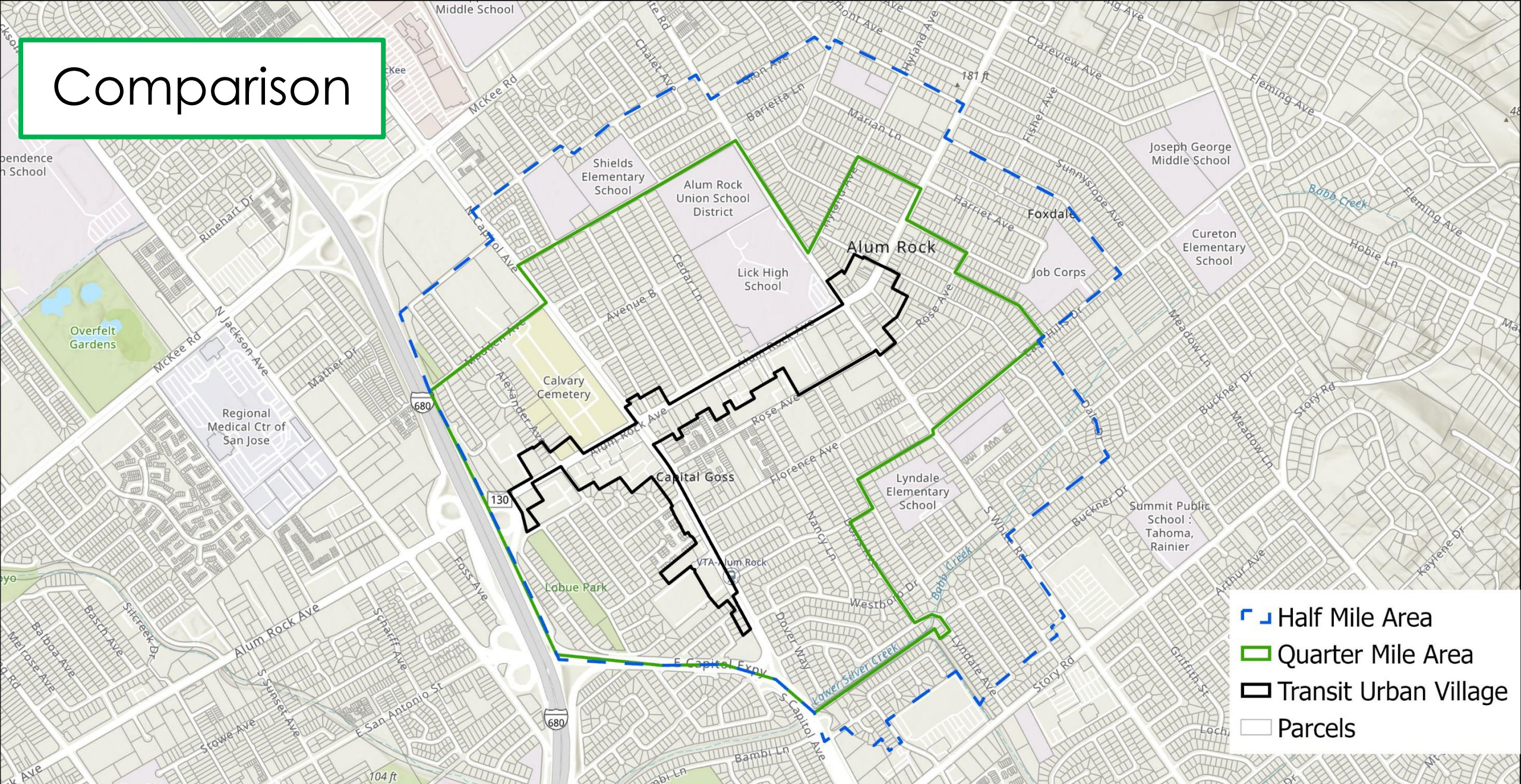
Case Study C: Alum Rock (East of 680)

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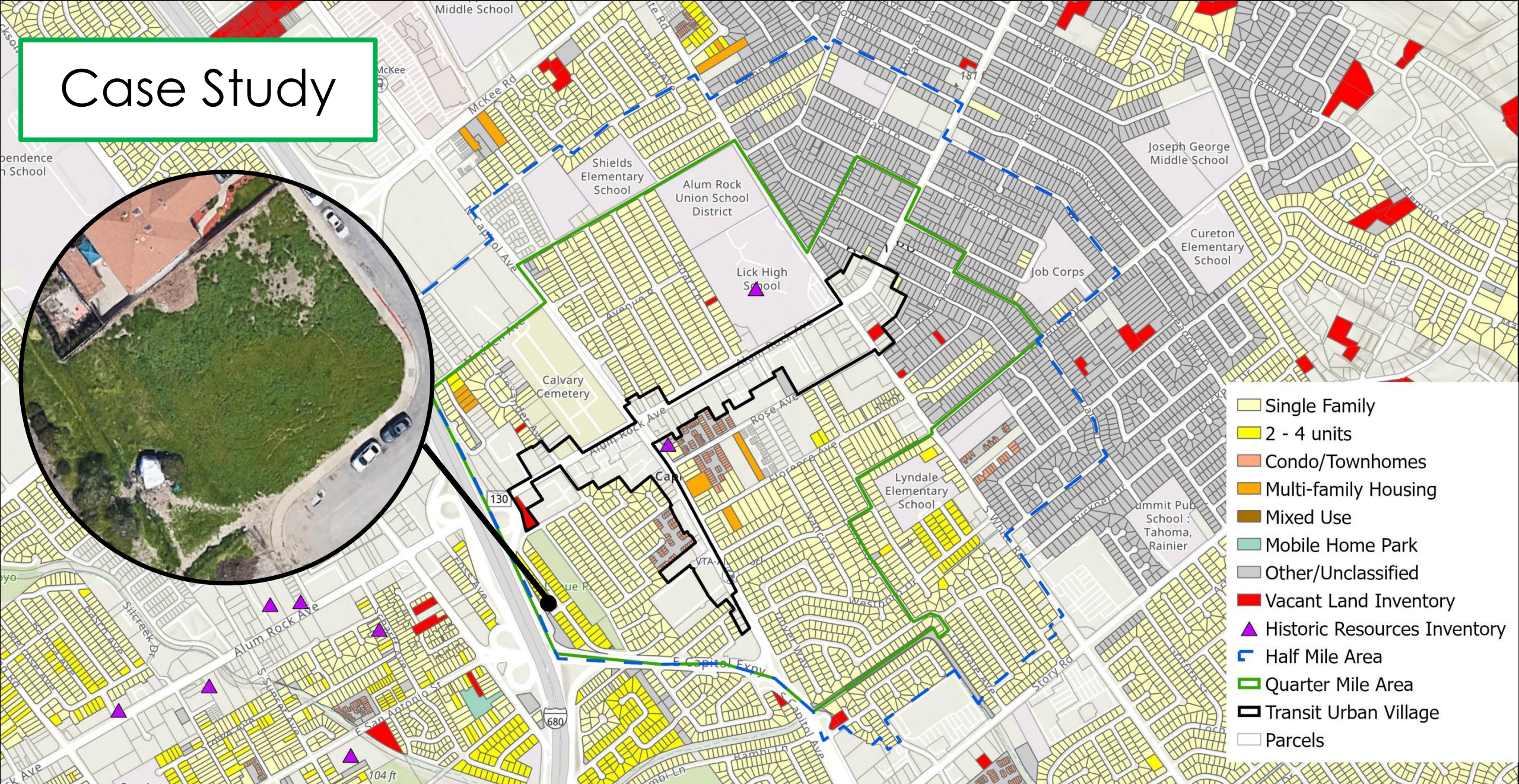
Existing Conditions



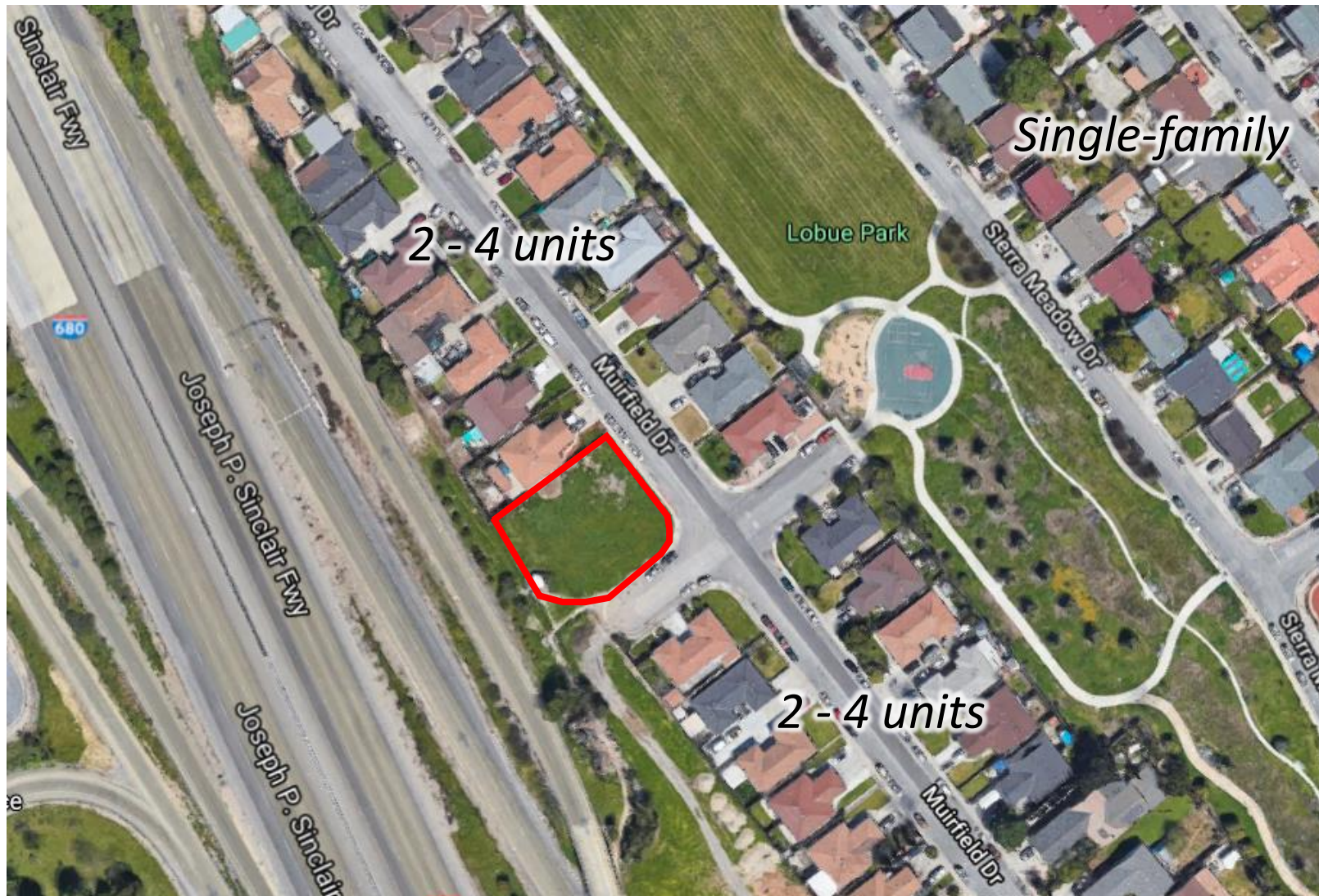
Comparison



Case Study



Existing Neighborhood



Existing Neighborhood



Examples



Discussion Points

- Are there additional or other ways to protect **historic resources** while still allowing opportunity housing?
- What do you think of the quarter- and half-mile **boundaries**?
- In what other ways can we better address **equity and displacement** concerns?
- Are there any **other criteria** we should add?

Agenda Item 4: Task Force Discussion & Public Comment

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Public Comment



2:00

Zoom Information

<https://sanjoseca.zoom.us/j/96768691667>

Call In Number: 1-877-853-5257

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City Staff will call out names of the public who identified that they want to speak. You may identify yourself by the “Raise Hand” feature on Zoom or dial *9 on your phone.

As your name (or the last 4 digits of your phone number) is called, City Staff will unmute you to speak. After we confirm your audio is working your allotted time will begin. Each speaker will have two minutes.

Agenda Item 5:

Task Force Recommendation

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